



STUART THOMAS
ESTATES



- WELL PRESENTED THROUGHOUT
- POTENTIAL FOR BEDROOM 4 IF REQUIRED
- DOUBLE ASPECT LOUNGE/DINER
- MODERN KITCHEN

5 Durley Close, Benfleet, Essex, SS7 1HJ

Currently used as a 3 bedroom property this well presented family home could easily be utilised as a 4! In a popular location with stunning views from the south facing balcony towards the golf course and The Estuary and with the added bonus of both a conservatory and outbuilding viewing is essential!

Guide Price £365,000



Property Description

HALL

Entrance via a modern composite door into the hallway with grey wood effect laminate flooring.

CLOAKROOM

Cupboard with coat hanging. Hand wash basin. Close coupled WC. Tiling to all visible walls. Tiled floor. Smooth plastered ceiling with spots. Double glazed window to the side with obscure glass.

LOUNGE/DINER

27' 09" x 11' 04" (8.46m x 3.45m) An amazing double aspect open plan lounge/diner.

The lounge area has floor length double glazed windows with Georgian effect. Blinds to remain. Radiator. Carpet. Steps to the dining area.

The good sized dining area has French Doors to the conservatory. Stairs to the first floor. Radiator. Carpet.



KITCHEN

8' 05" x 7' 08" (2.57m x 2.34m) The kitchen comprises a range of light wood effect eye and base level units with granite effect work surfaces over and a one and a half stainless steel sink. Range oven, under counter fridge and freezer and washing machine to remain. Tiling to all visible walls. Double glazed window with Georgian effect to the rear. Smooth plastered ceiling. Grey wood effect laminate flooring.

CONSERVATORY

13' 02" x 6' 04" (4.01m x 1.93m) The conservatory is half



glazed throughout with a sliding patio door to the rear garden. Wood effect vinyl flooring. The conservatory benefits from a radiator which means it can be used for all year round living.

LANDING

The landing is split level with stairs leading to the upper floor.

BEDROOM ONE

11' 09" x 7' 07" (3.58m x 2.31m) The master bedroom benefits from double glazed Georgian effect French doors leading out on to a south facing balcony with glass balustrade and amazing views to both the Estuary and Boyce Hill Golf club. Wood effect laminate flooring. Radiator.

DRESSING ROOM/BEDROOM FOUR

11' 06" x 8' 04" (3.51m x 2.54m) This good sized room has an opening to the master bedroom but this could easily be boarded up and the door to the master bedroom reinstated from the landing giving a fourth bedroom if required. Double glazed window with Georgian effect to the front. Radiator. Wood effect laminate flooring.

BEDROOM TWO

11' 01" x 9' 09" (3.38m x 2.97m) A second good sized double bedroom with a double glazed Georgian effect window to the rear. Radiator. Carpet.

BEDROOM THREE

13' 06" narrowing to 11' 04" x 8' 01" (4.11m x 2.46m) An unusually large third bedroom this room has a built in cupboard with an opening to an additional storage area which could be converted to a large built in wardrobe if desired. Georgian effect double glazed window to the rear. Carpet. Radiator





BATHROOM

The bath has a shower over with glass shower screen. Pedestal hand wash basin. Close coupled WC. Fully tiled to all visible walls with tiled flooring. Double glazed window to side with obscure glass. Chrome heated towel rail.

GARAGE

The combi boiler is located in the garage as well as the gas and electric meters.

FRONT GARDEN

Block paved with a mature border to one side with off street parking for 2 cars and steps leading to the front door.

REAR GARDEN

